

Adopted at Meeting of 6/6/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPERS

PARCELS C-2-13 THROUGH C-2-30

PROJECT NO. MASS. R-77

DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, those listed on the attached sheet have expressed an interest in and has submitted a satisfactory proposal for the development of the parcels respectively assigned to them in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That those listed on the attached sheet be and hereby are finally designated as redevelopers of Disposition Parcels C-2-13 through C-2-30 in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area subject to:

(a) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;

(b) Submission within ninety (90) days in a form satisfactory to the Director of:

(i) Evidence of the availability of necessary equity funds; and

(ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed construction and rental schedules.

2. That disposal of Parcels C-2-13 through C-2-30 by negotiation is the appropriate method of making the land available for development.

3 That it is hereby found that those listed on the attached sheet possess the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004):

REDEVELOPERS

PARCELS C-2-13 thorough C-2-30

Edward Capone 145 Endicott Street	C-2-13	72 Commercial Street
James Gannon & Francine Gannon 57 Hull Street	C-2-14	74 Commercial Street
Claire Cicchetti 24 Henchman Street	C-2-15	78 Commercial Street
Richard Settupane 46 Billerica Street	C-2-16	82 Commercial Street
Salvatore Trovato & Marie Trovato 43 Fleet Street	C-2-17	86 Commercial Street
Jack M. Roberts & Shirley S. Roberts 63 Atlantic Avenue	C-2-18	90 Commercial Street
Daniel Nuzzo & Celia Nuzzo 150 Salem Street	C-2-19	94 Commercial Street
Joseph Calia, Trustee of 100 Commercial Street Trust 111 Belmont Street Somerville	C-2-20	98 Commercial Street
Nicholas Sullo & Jeannie Sullo 74 Salem Street	C-2-21	102 Commercial Street
Alfred Bruno & Concetta Brune 5 Prince Street	C-2-22	106 Commercial Street
Leonard Lepore & Marlene Lepore 1 Goodridge Court	C-2-23	110 Commercial Street
Aldo Eramo & Jean Eramo 9 Stillman Street	C-2-24	146 Commercial Street
Leon Cangiano 65 E. India Row, #16E	C-2-25	150 Commercial Street
Robert Davidoff 63 Atlantic Avenue Henri Rosen Long Wharf Davida Carvin 63 Atlantic Avenue Colette Manoil 63 Atlantic Avenue	C-2-26	154 Commercial Street
Elio Pasquale 23 Clark Street	C-2-27	158 Commercial Street
Ira D. Feinberg 33 Commercial Wharf	C-2-28	162 Commercial Street
Anthony Bell & Alice K. Hartley 65 Atlantic Avenue	C-2-29	166 Commercial Street
John J. Cammarata 29 Charter Street	C-2-30	170 Commercial Street

MEMORANDUM

MAY 30, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: FINAL DESIGNATION OF REDEVELOPERS
DISPOSITION PARCELS C-2-13 THROUGH C-2-30
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

Attached to this Memorandum is a list of those tentatively designated, with one exception, of the above parcels.

All of the tentative developers have submitted Plans and Specifications which are sufficiently complete so as to show the staff that these developers are able to move forward as quickly as possible. Although Final Working Drawings are yet to be submitted, it would be advisable at this time to finally designate these people as developers of the above parcels. This final designation and subsequent conveyance should be subject, however, to submission to and approval by the Director of Final Working Drawings.

One of the tentative developers, Robert Venuti, of 14 Thatcher Street, has requested that one Joseph Calia, Trustee of 100 Commercial Street Trust, be finally designated as developer of Parcel C-2-20 (98-100 Commercial Street), and that Mr. Calia, as trustee, be allowed to take title instead of Mr. Venuti. Mr. Venuti has made this request on advice of counsel.

VOTED: 1. That the tentative designation of Robert Venuti of 14 Thatcher Street, Boston, as developer of Parcel C-2-20 be and hereby is revoked, and that Joseph Calia, Trustee of 100 Commercial Street Trust be and hereby is finally designated as developer of Parcel C-2-20.

VOTED: 2. That those listed on the attached sheet be and hereby are finally designated as developers of those parcels respectively assigned to them, and the Director be and hereby is authorized to execute and deliver to each of these Developers a Land Disposition Agreement and Deed subject to submission to and approval by the Director of final Working Drawings and Specifications.